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ABSTRACT

Designed to serve as a guide to systematic and orderly preservation of Pennsylvania's agricultural lands, this report by the Governor's Committee presents recommendations based upon comprehensive research; facts gathered by seven subcommittees; and evaluation of facts and opinions presented in 258 statements at 12 statewide hearings attended by 1042 people from various segments of society. An introductory statement summarizing the current state of Pennsylvania's agricultural lands is followed by: (1) Summary of Recommendations; (2) Rationale for Preserving Agricultural Land (food and fiber for consumers; job opportunities; outdoor recreation; water supply; waste disposal; disaster hedge; orderly development and growth; and efficient agricultural production); (3) Recommendations in Detail; and (4) Appendix (Glossary of Terms; The Pennsylvania Agricultural Land Conservation Plan; and The Committee and Its Activities). As summarized in this report, the Committees' recommendations are: (1) Encourage Individuals to Voluntarily Use Their Land Resources Wisely; (2) Expand Formal Planning and Plan Implementation; (3) Revise Public Land Use and Acquisition Policies; (4) Authorize A Commission to Review Agricultural Land Conversion; (5) Strengthen Pennsylvania's Agricultural Economy; (6) Develop A Strong Agricultural Education and Public Relations Program. (JC)

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FINAL REPORT
WITH RECOMMENDATIONS
TO
GOVERNOR RAYMOND P. SHAFER

U.S. DEPARTMENT OF HEALTH, EDUCATION & WELFARE
NATIONAL INSTITUTE OF EDUCATION

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FROM THE
GOVERNOR'S COMMITTEE
FOR THE
PRESERVATION OF AGRICULTURAL LAND

DECEMBER 1969

RC009116

"A thing is right only when it tends to preserve the integrity, stability, and beauty of the community, and the community includes the soil, water, fauna, and flora, as well as people."

Aldo Leopold

PENNSYLVANIA

GOVERNOR'S COMMITTEE FOR THE

PRESERVATION OF AGRICULTURAL LAND

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The Honorable Raymond P. Shafer
Governor of Pennsylvania
225 Capitol Building
Harrisburg, Pennsylvania 17120

Dear Governor Shafer:

On behalf of the Governor's Committee for the Preservation of Agricultural Land, it is my pleasure to submit this final report for your consideration.

The Committee based its report and recommendations on comprehensive research, voluminous facts gathered by its seven subcommittees, and careful evaluation of facts and opinions presented in 258 statements at twelve statewide hearings attended by 1042 people representing many segments of Pennsylvania's society.

In preparing this report, the Committee adhered to these guidelines; namely, that all recommended programs:

1. Be compatible with the needs, aims, aspirations, and interests of the citizens of Pennsylvania and with the best traditions of a free society.
2. Foster establishment and maintenance of a more profitable and viable Pennsylvania agricultural economy as basic to keeping our best agricultural land in the hands of our farmers.
3. Strengthen conservation, the wise use of our land, water and air, as fundamental to farmers and urban dwellers alike.
4. Involve local people in developing plans guiding the use of land in their respective areas.

The Committee found that segments of our economy, such as agriculture, cannot be regarded as a separate entity. Rather, agriculture must be considered a part of the entire economic and sociological structure, and a very important cornerstone upon which much of the present Pennsylvania economy is built.

With this in mind, the Committee offers this report as a guide to systematic and orderly preservation of the Commonwealth's agricultural land while at the same time encouraging comprehensive growth and progress in Pennsylvania.

Many individuals and organizations assisted the Committee in its work, and this help the Committee gratefully acknowledges.

The Committee and many other Pennsylvanians salute you for your interest in agriculture and the future of the State.

Sincerely yours,

Curtis B. Wachsmuth

Curtis B. Wachsmuth
Chairman

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INTRODUCTION

Nearly one-half of Pennsylvania's farmland has gone out of food production since the turn of the century. This includes 420,000 acres of some of Pennsylvania's best agricultural land which has been converted to nonagricultural uses in the past 10 years; an average of 115 acres of agricultural land, including 99 acres of cropland, has been transferred to other uses each day. This pattern has been accelerating and is likely to continue.

Pennsylvania, with its 28.8 million acres of land, appears to have enough acreage to satisfy any future needs. A closer look reveals that this will not be the case at the present rate of land conversion. About 25 percent of total land, or 8 million acres, is currently being farmed. Urbanization has claimed 13 percent, or 3.6 million acres, and forest land covers 62 percent, or 17 million acres.

This would seem to indicate that 87 percent of the state remains rural and potentially agricultural. This is far from the truth as is vividly illustrated by checking the Generalized Agricultural Land Capability Map prepared at the request of this committee by the State Planning Board from data provided by the United States Department of Agriculture Soil Conservation Service. See page 14. A comparison may also be made of the recently completed inventory of land use by agricultural land capability classes with the inventory of 1958, Table I, as prepared by the Soil Conservation Service.

Table I. SUMMARY OF AGRICULTURAL LAND USE BY LAND CAPABILITY CLASSES*

(Million Acres)**

LAND CLASSES	CROPLAND		PASTURE		WOODLAND		OTHER***		TOTAL	
	1958	1968	1958	1968	1958	1968	1958	1968	1958	1968
I,II (good)	3.0	2.6	0.5	0.4	1.8	2.1	0.6	0.5	5.9	5.6
III (fair)	2.2	2.0	0.7	0.5	1.9	2.6	0.8	0.5	5.7	5.6
IV - VIII (poor)	1.7	1.6	0.9	0.8	10.8	11.4	1.1	0.7	14.7	14.5
TOTAL	6.9	6.2	2.1	1.8	14.6	16.1	2.5	1.7	26.2	25.7

*The inventoried acreage did not include Federal land (except cropland), urban and built-up areas and certain water areas and therefore does not equal the state total of 28.8 million acres.

**All numbers rounded off to nearest 100,000 acres.

***Other land including farmsteads, lanes, wasteland, rural nonfarm residential sites, churches, schools, cemetaries, etc.

Agricultural production, to be economically feasible both for the producer and consumer, must occur on good soil under favorable weather conditions. Of the 8 million acres of farmland in Pennsylvania, less than 40 percent is classified "good" for agricultural purposes on the Generalized Agricultural Land Capability Map. Moreover, much of this "good" soil is also often interspersed with less fertile soils and converted to other uses when less desirable soils are developed for nonagricultural purposes.

In our fast moving society there are mutual interests between urban and rural people in addition to the production of food and fiber. All people are dependent upon soil, plants, animals, water and air for their existence. The interdependence of these resources is vital to the continued existence of our population. Unplanned urban growth gives little thought to the varied uses and values of land and the need for open areas for the well-being of our society.

Concentration of population in our cities has spawned a complexity of problems that challenges the minds of men. The transition of prime agricultural or forest land adjacent to population centers may have worked out satisfactorily in the short term, but the final results have been neither economically sound nor sociologically advantageous to agriculture or congested cities and the surrounding suburbs.

Today we have rural dwellers in increasing numbers seeking jobs in cities as a result of sagging agricultural income. Conversely, we have countless city dwellers flocking to the nearest "open space" or rural area on weekends to escape the uncomfortable and crowded urban complex. Neither the city dweller nor the relocated farmer enjoys the full benefit of a balanced environment; at the same time, prime agricultural land continues to be devoured by unchecked urban sprawl.

Pennsylvania is especially fortunate in its abundance of natural resources. Chief among these are our soils which are where we find them and cannot be moved economically to other convenient locations. Once land which supports agriculture and agribusiness (Pennsylvania's second largest industry) goes into nonagricultural use, it will for the most part be forever unavailable to the people of Pennsylvania for the production of food and fiber.

Most of the agricultural land that is taken out of food production occurs as a result of two groups of factors at work:

1. Many farmers find it more profitable to obtain off-farm employment than to continue farming. As a result of this trend, many farmers curtail farming operations while they continue living on the farm. The better land is usually incorporated into the farming operations of other farmers of the area and the poorer land becomes idle or slowly reverts back to forest land.

2. The second group of factors removing productive land from agricultural use is transference to nonagricultural use. This happens through land purchase at a price above its value for food or fiber production or through the use of eminent domain.

Our problem, therefore, is to devise measures to slow down the shift of good agricultural land to nonagricultural purposes and to encourage the use of less productive, poorly adapted agricultural land for nonagricultural purposes. The overall purpose of these measures would be to foster the most economic use of our varied land resources for the total welfare of all the citizens of the Commonwealth. In this report, the committee addresses itself to specific recommendations for the solution of this pressing problem.

SUMMARY OF RECOMMENDATIONS

(Details of recommendations on pages 10 to 21)

Since land is a limited resource, it should make its maximum potential contribution to human welfare today and in the future.

Thus to insure that no more prime agricultural land than necessary is lost to agriculture, we recommend the following:

I. ENCOURAGE INDIVIDUALS TO VOLUNTARILY USE THEIR LAND RESOURCES WISELY.

Pennsylvania must protect its agricultural land through wise conservation measures. Plans to keep a portion of the State's prime land in agricultural use are basic, and plans for the improvement of other land are also essential. Our society has proved that the best means of achieving success in a vast project such as this is through encouragement of private enterprise. Technical, financial, and educational assistance could enable individual landowners to conserve our land and water resources.

II. EXPAND FORMAL PLANNING AND PLAN IMPLEMENTATION.

All segments of Pennsylvania's economic and social structure, including agriculture, should participate in this vital function. The strength of the State's economy lies in diversity. There are ample resources for these diverse interests, but each should make use of those resources best suited to specific needs and in the interests of the Commonwealth as a whole. Planning and plan implementation will insure "a place for everything and everything in its place," minimizing the waste of natural resources.

III. REVISE PUBLIC LAND USE AND ACQUISITION POLICIES.

Much misunderstanding has developed because of inadequate communications among land acquiring agencies, individuals, local governmental bodies, and other agencies. The introduction of alternate plans could result in more meaningful acquisitions and perhaps save money at the same time. The overall impact of land acquisition should be studied as it may affect municipalities and local taxing units. Development of acquired land should follow as rapidly as possible to insure maximum benefit to all citizens of the Commonwealth.

IV. AUTHORIZE A COMMISSION TO REVIEW AGRICULTURAL LAND CONVERSION.

Almost without exception, land transition occurs in Pennsylvania without any apparent consideration of land value for agricultural use. The State has adequate land resources for all uses of land providing the land is used wisely. Since land conversion is usually of a permanent nature, it is in the best interests of the Commonwealth to make certain that land transition is economically advantageous. A commission, possessing experience and knowledge in agriculture, should provide valuable advice and assistance to the Governor's office, agencies, municipalities, and citizens of the Commonwealth in land use and the preservation of our good agricultural land.

V. STRENGTHEN PENNSYLVANIA'S AGRICULTURAL ECONOMY.

One of the chief means of keeping prime agricultural land in the hands of farmers is through an economy which gives producers sufficient financial returns. Agricultural producers should receive the same consideration as commercial and industrial interests in development loans, marketing, and management assistance.

Present taxing procedures also place heavy burdens on land used for agricultural purposes, especially in rapidly developing areas. Taxes in one form or another are a major cause of land transition. Taxing of land on its use rather than market value will not only make it possible to economically produce food and fiber but will help maintain open space or greenbelts in developing areas.

VI. DEVELOP A STRONG AGRICULTURAL EDUCATION AND PUBLIC RELATIONS PROGRAM.

Wise land use planning requires an understanding on the part of many people of the importance of agriculture in Pennsylvania.

An abundance of quality food and fiber at a low cost, as expressed in percentage of take-home pay, has lulled the average consumer into a sense of never-ending bounty. This feeling has been disrupted by recent price increases. The agricultural producer has become so successful at overcoming obstacles and setbacks that our society relegates agriculture to a very insignificant role in planning, government, and other diverse areas. Many of our citizens are unaware of the state's land transition problems and the seriousness of the land problems encountered by those engaged in agriculture. Failure to acquaint the public with these facts and failure to obtain the support of the public may result in higher food prices and lower quality products in the future.

RATIONALE FOR PRESERVING AGRICULTURAL LAND IN PENNSYLVANIA

The Governor's Committee for the Preservation of Agricultural Land resolved its charge into two fundamental questions: (1) Do we need a program of agricultural land preservation, and (2) if so, what measures are necessary to accomplish this goal in the best interests of Pennsylvania and its individual citizens?

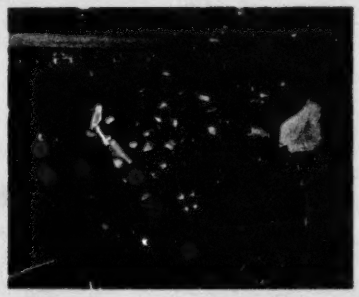
A sequence of procedures was established by the committee to determine the answers to these two questions. Data, trends, and suggestions were obtained from many sources within Pennsylvania and compared with experiences in other states.

The committee is convinced that the preservation of a portion of the Commonwealth's best agricultural land is absolutely necessary and vital to the social and economic well-being of Pennsylvania. Eight factors were instrumental in reaching many of the committee's recommendations.

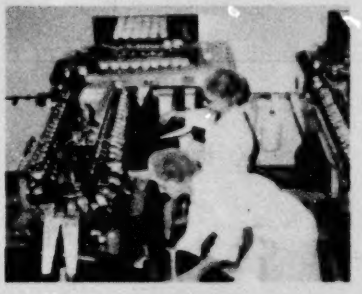
FOOD AND FIBER FOR CONSUMERS

Pennsylvania's agricultural land and its related agribusiness complex produce and distribute high quality food and fiber for the state's consumers at a reasonable cost. The wide variety of soil and climatic conditions in Pennsylvania provides for a correspondingly wide variety of fruit, vegetables, grain, animal products, and other life-sustaining necessities for our consumers. Knowledgeable management, abundant yields and close proximity to markets assure Pennsylvanians of an adequate and economic supply.

Nationally, the state ranks within the top 10 in the production of such diversified products as apples, eggs, barley, grapes, milk, mushrooms, oats, potatoes, maple syrup, roses, and tobacco. Pennsylvania's dairy industry, the largest of the state's agricultural segments, accounts for produce amounting to over 409 million dollars annually (1). Sixty percent of the nation's mushrooms are produced in the Keystone State (2). Pennsylvania ranks second nationally in hardwood lumber production with an additional 10 million dollars worth of pulpwood harvested annually (3).



1. All consumers are interested in obtaining adequate quantities of high quality produce at a reasonable price.



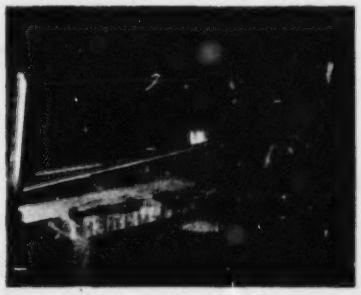
2. Eight percent of the state's manufacturing working force, earning over 641 million dollars in 1966, is employed by the 4 billion dollar food processing industry.

JOB OPPORTUNITIES

Agriculture and agribusiness provide an economic livelihood for many Pennsylvanians through employment in food and fiber processing, wholesaling, and retailing. Services, supplies, and equipment needed to sustain the agricultural complex create additional employment and business opportunities.

From Pennsylvania's 77,000 farms comes produce valued at almost a billion dollars annually (1). Eight percent of the state's manufacturing working force is employed by the $4 billion food processing industry. More than 2.1 million Pennsylvanians receive wages of 9.5 billion dollars from agriculture and agribusiness (4). In addition, the payroll of forest products manufacturing companies is 475 million dollars.

3. A total of 956 million dollars were received by farmers in 1968 for their products; 6.9 billion pounds of milk were produced on 22,000 dairy farms in 1968 (1).



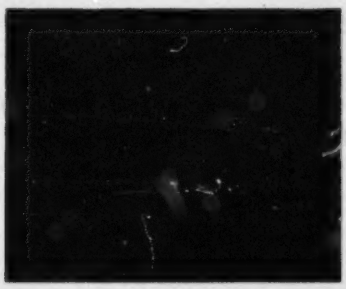
4. Nearly 85,000 workers in wood and allied products industries received over 475 million dollars in wages.

OUTDOOR RECREATION

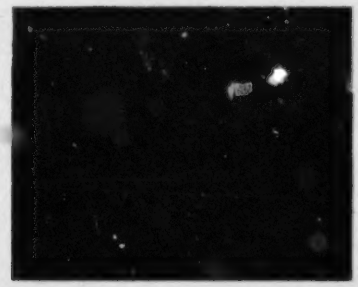
Overcrowded metropolitan centers and rapidly growing suburbs, together with increased leisure time, point to a critically mounting need for outdoor recreational opportunities.

State parks can satisfy some of this need, but much of the hunting, fishing, and scenic needs can best be met through the maintenance of a compatible stewardship of agricultural land. Such a program keeps the land on a taxpaying basis and provides multiple benefits in food and fiber production along with recreation. Pennsylvania is fortunate to have magnificent scenic beauty which not only has an aesthetic value, but attracts tourists and sportsmen who make a sizable contribution to the state's economy.

5. Strategically located recreation areas are needed in rural as well as urban areas of the state.



6. Sound management of Pennsylvania's 8 million acres of farmland and 17 million acres of forest land will help provide us with large quantities of pure water.



7. More than 1 million hunting licenses are sold annually in Pennsylvania. Much of the hunting is done on private lands.

WATER SUPPLY

Our farm and forest resources are invaluable in the preservation of our watersheds and fresh water supply. The basic source of our fresh water is the farm and forest watershed, filtering rainfall through the soil and storing it in natural underground reservoirs for use.

Daily demands on water are growing rapidly (5), and sound conservation of our agricultural and woodland acreage must be employed to prevent flooding, siltation, and other loss of water. Plant life, while aiding in the prevention of soil erosion, has an equally important role as a major contributor of oxygen to our atmosphere.

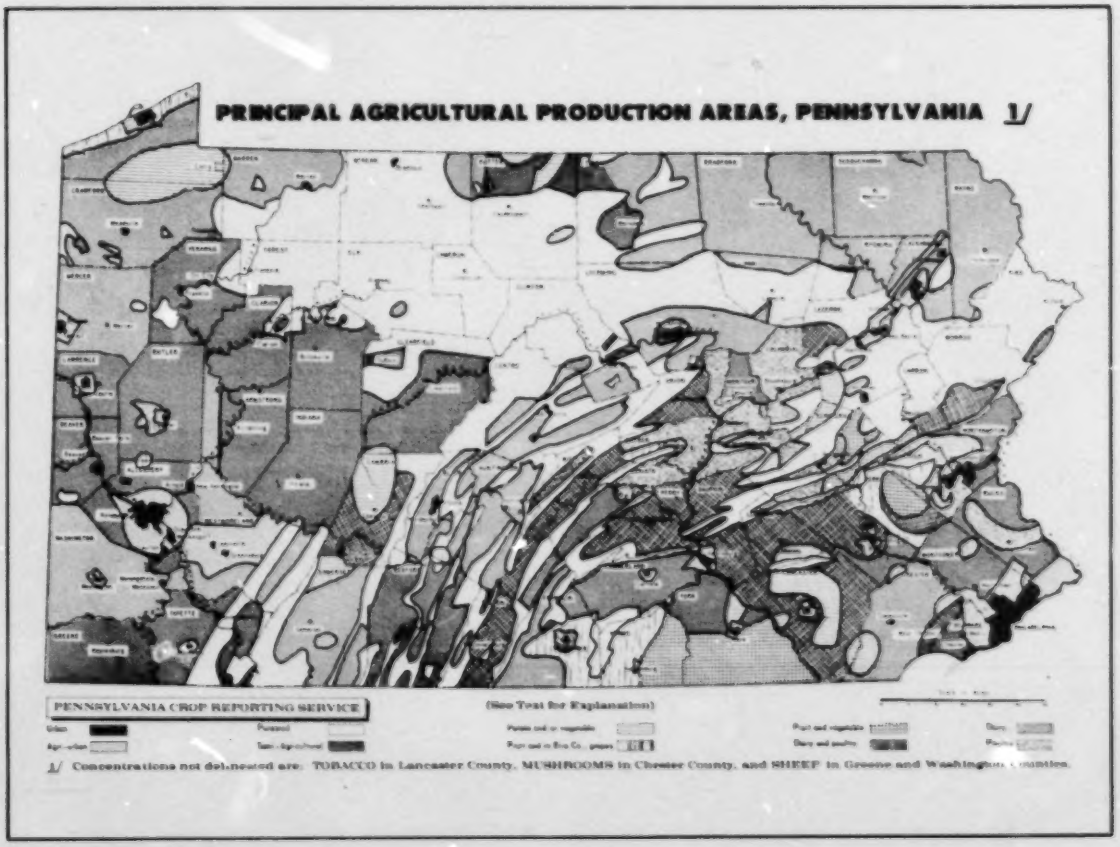
WASTE DISPOSAL

We are an affluent society, enjoying a high standard of living, but creating a volume of waste and garbage beyond belief. Effluent from modern sewage treatment plants in our smaller towns can be filtered through well-drained soils, the same type of soils that are ideally suited for agricultural production. One of the solutions for pollution is filtration, a process which will require many acres of good agricultural land (6).

DISASTER HEDGE

There is no assurance that disasters will not occur regardless of man's scientific achievements. A widely dispersed crop production plan including all portions of the United States would seem to be in the best interests of Pennsylvania and the nation. The diversity of our state's production could be invaluable in this plan and would require that adequate acreage be available to bolster production.

8. Pennsylvania has widely dispersed agricultural production.


PRINCIPAL AGRICULTURAL PRODUCTION AREAS, PENNSYLVANIA 1/
PENNSYLVANIA CROP REPORTING SERVICE
(See Text for Explanation)
1/ Concentrations not delineated are: TOBACCO in Lancaster County, MUSHROOMS in Chester County, and SHEEP in Greene and Washington counties.

ORDERLY DEVELOPMENT AND GROWTH

Prime agricultural land is a basic raw material which man can shape and use for any purpose. Once the topsoil is removed and concrete or asphalt is poured, this land is permanently removed from food and fiber production. Moreover, it is no longer filtering rainfall or fostering the growth of oxygen-giving plant life. It no longer is a part of man's natural environment. To be sure, not all agricultural or forest land remaining in Pennsylvania can or should be preserved for agricultural use, but the finality of converting an acre from agriculture to other uses deserves serious consideration. Excessive and wasteful conversion of farmland and forest land into highway rights-of-way, parks, and other uses should be avoided. Scattered and incompatible development of agricultural and forest land can waste a large percentage of our soil and water resources.

9. Proper planning will insure adequate amounts of land for both urban and rural uses.

EFFICIENT AGRICULTURAL PRODUCTION

Agricultural producers usually receive the highest return on land best suited for agriculture; consumers pay less for a quality product as a result. Indiscriminate programs of land conversion are costly to both the producer and consumer. Pennsylvania has adequate land and water resources, if properly used, to satisfy many of the needs of its citizens. However, we have planned the development of only small areas of our state. Rational use of all these resources will provide the foundation of a dynamic Pennsylvania for future generations.

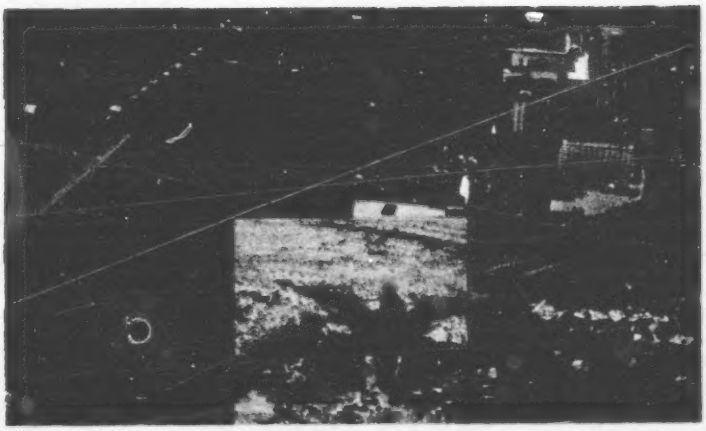
10. High production can be expected from this corn growing on good limestone soil – "prime soil" – in Lebanon County, July 30, 1968.

11. Low production can be expected from this corn growing on poor shale soils in Lebanon County, July 30, 1968.

THE CHOICE IS OURS

THIS

OR THIS



WHICH DO WE WANT?

RECOMMENDATIONS IN DETAIL

The Governor's Committee for the Preservation of Agricultural Land submits the following detailed recommendations arranged according to the appropriately related major recommendations listed on pages 3 and 4.

I. ENCOURAGE INDIVIDUALS TO VOLUNTARILY USE THEIR LAND RESOURCES WISELY.

1. Implement the Pennsylvania Agricultural Land Conservation Plan to preserve enough of the Commonwealth's prime agricultural soil to insure continuation of agriculture as an important facet of Pennsylvania's economy. (see Appendix B, page 24 for details) Pressure from other segments of the State's economy and a continuing low level of financial return in farming contribute to the transition of land away from agriculture. A procedure must be instituted whereby some incentives may be given to owners of agricultural land in return for continuing land in agriculture. This would continue community-wide benefits of food and fiber production as well as watershed protection, natural scenic beauty, and clean air. Additional incentives should be provided in return for the multiple use of this land for hunting and fishing and other recreational purposes. Any arrangement or agreement under this plan should be of sufficient duration to protect the land from speculators and at the same time provide the landowner with the assurance that his land would not be taken without justified cause through eminent domain or development. This program should be administered locally through the Board of County Commissioners in each county, with State supervision and assistance provided by a commission authorized to review agricultural land conversions.

   The benefit of tax assessment of agricultural land on its use rather than market value would also help to continue land in agriculture where desirable. It cannot be stressed too strongly that this procedure should be entirely voluntary on the part of the landowner. Forest land should be included in this plan because it is a major factor in watershed stabilization and the landowner has a substantial investment in a long term, high risk timber crop. Forest land is important, too, for hunting, fishing, and other recreational purposes.

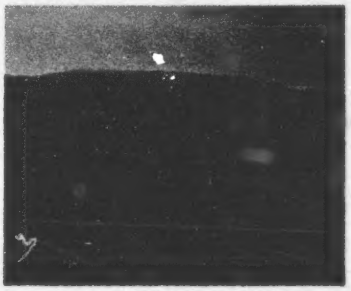
2. Provide additional incentives to individual landowners to develop and use a soil and water conservation plan for their land. Technical assistance in planning soil and water resources use is currently available to landowners through the county soil and water conservation districts.

   A cost-sharing program should be available to accelerate the planning and application of the permanent-type practices such as strip cropping, diversions, waterways, tile drainage, inlets, ponds, timber stand improvement, tree planting, and marsh and wildlife habitat development.

3. Concentrate technical, educational, and financial assistance to farmers in those areas most desirable for continuing agricultural production. Although the agencies providing assistance to farmers should still be available throughout the entire state, these agencies should establish priority for providing assistance in prime agricultural areas. In this manner, the Commonwealth would be encouraging the preservation of the most desirable agricultural land.

4. Implement a conservation plan for abandoned farmland and strip-mined land. Revegetating idle land, through reforestation or other suitable low-cost means, would preserve both the soil and watershed potential of this land. Reforestation would provide added benefits in timber and wildlife habitat.

   Although coniferous tree species may be desirable for some planting sites, consideration should be given to a program of hardwood plantings, especially valuable species such as black walnut, black cherry, and white ash. Additional knowledge in hardwood tree species regeneration methods needs to be developed. Reforested abandoned land, while developing a long term cash crop, would provide a "resource bank" that could be converted into either agricultural production or more intensive development depending on the future needs.



18. Nearly 2 million acres of idle land put to use again would not only conserve our soil and water resources but would have a potential for creating an economic revitalization of rural areas.

5. Encourage multipurpose use of land. Our woodlands and croplands can be used in the production of many types of fiber and food and also be used for hunting, fishing, and other recreational endeavors. Utility companies have invested large sums of money in research to develop suitable methods for installing their lines underground. Until such time that all communication and power lines can be installed in this manner, all utility companies should be encouraged to share rights-of-way corridors. This would waste less land for access and servicing areas and interfere less with present or future uses of the surface land areas.

6. Implement a plan to preserve privately-owned "historical farm areas" in addition to publicly-owned areas. While the contribution of such a plan in the preservation of prime agricultural land would be relatively small, the historical and social advantages would be large. With fewer and fewer of our total population living and working on farms and the rapid growth of our urban complexes, few individuals today have seen the manner in which farmers produced food and fiber in the past. In fact, few children today are familiar with present farming practices, equipment, and livestock. Buildings, fences, and relics could be preserved while farmers could use the land for agricultural purposes and perform this function with present-day equipment.

II. EXPAND FORMAL PLANNING AND PLAN IMPLEMENTATION.

1. Develop a state comprehensive plan including an agricultural land use plan as rapidly as possible; meanwhile, develop an interim plan now, using appropriate existing data available in county and township plans. Although non-urban lands make up approximately 87 percent of our land area in the state, little consideration is given as to how this land will be used. (See the Generalized Agricultural Land Capability Map for location of our available "good" agricultural soils, page 14) Agricultural interests must assist the State Planning Board with the development of these plans.

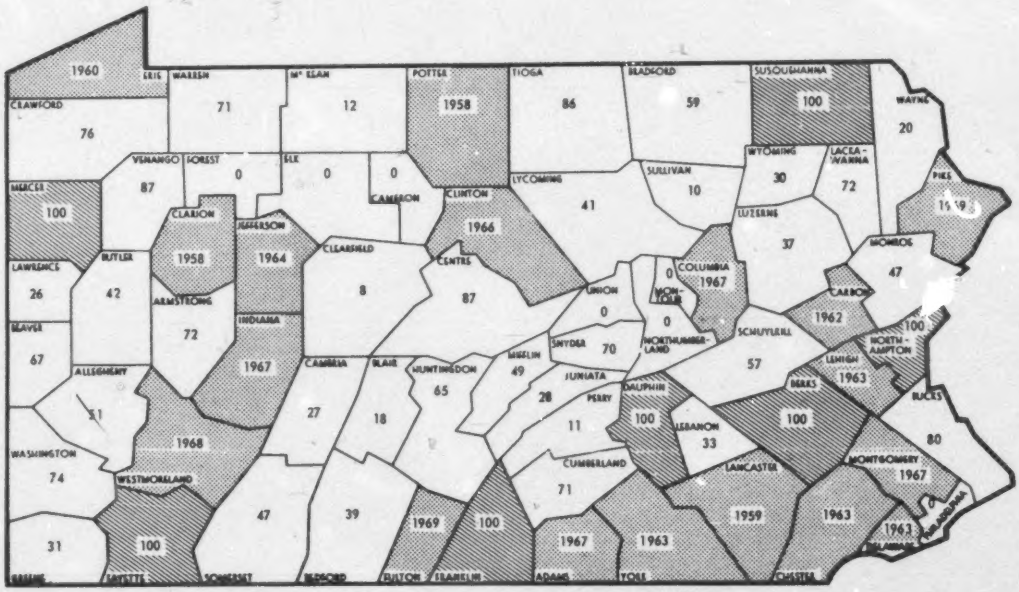
2. Complete the soil survey for the state as rapidly as possible and use the data as a basis for all future planning. Soil capabilities information is essential in any land use activity. Approximately two-thirds of the state has been mapped and one-third of the data has been published. Thus it would be in the best interests of the people of the Commonwealth to further accelerate this activity instead of waiting until 1980 when the survey is expected to be completed at the present rate of activity.

3. Require all State agencies to show on a soil survey map, where available, that a planned nonagricultural project will use the least desirable agricultural soils of the area.

4. Give farm and forest owners, who are generally aware of the soil potentials and problems of land use, a voice in formal planning processes at all levels of government. Our farm production is the second most important economic output in the Commonwealth and should have a correspondingly respected voice.

Agricultural representation is essential on agencies that influence land use or transition such as, but not limited to: regional, county, and township planning commissions; State Planning Board; Highway Commission; Land Reclamation Board; Department of Community Affairs Advisory Council; Board of Education; Water and Power Resources Board; Sanitary Water Board; Air Pollution Control Commission; and Soil and Water Conservation Commission, and any other agencies that may have to do with land, water, labor, etc.

19. The Need for Progress, 1969



Dates in shaded counties reflect the year in which a modern soil survey report of that county was published by the United States Department of Agriculture. Figures in the other counties show percentage of mapping completed as of June 30, 1969. Hatched lines in counties indicate field mapping has been completed by the Soil Conservation Service, but the county report has not been published as of December 1, 1969.

5. Develop a strong program of countywide planning and plan implementation coordinated with township, regional and State planning. Grass-roots level participation is necessary and vital for the future prosperity of Pennsylvania, for local residents have the best knowledge of local problems and aspirations. A county plan is necessary to coordinate township planning and to prevent undesirable types of developments such as strip-type building in the countryside. Agriculture should also be well represented on all advisory committees of planning agencies

20. Local people should insist that they have a voice in determining the best use for the land in their area and that services are used promptly after installation, not years later.

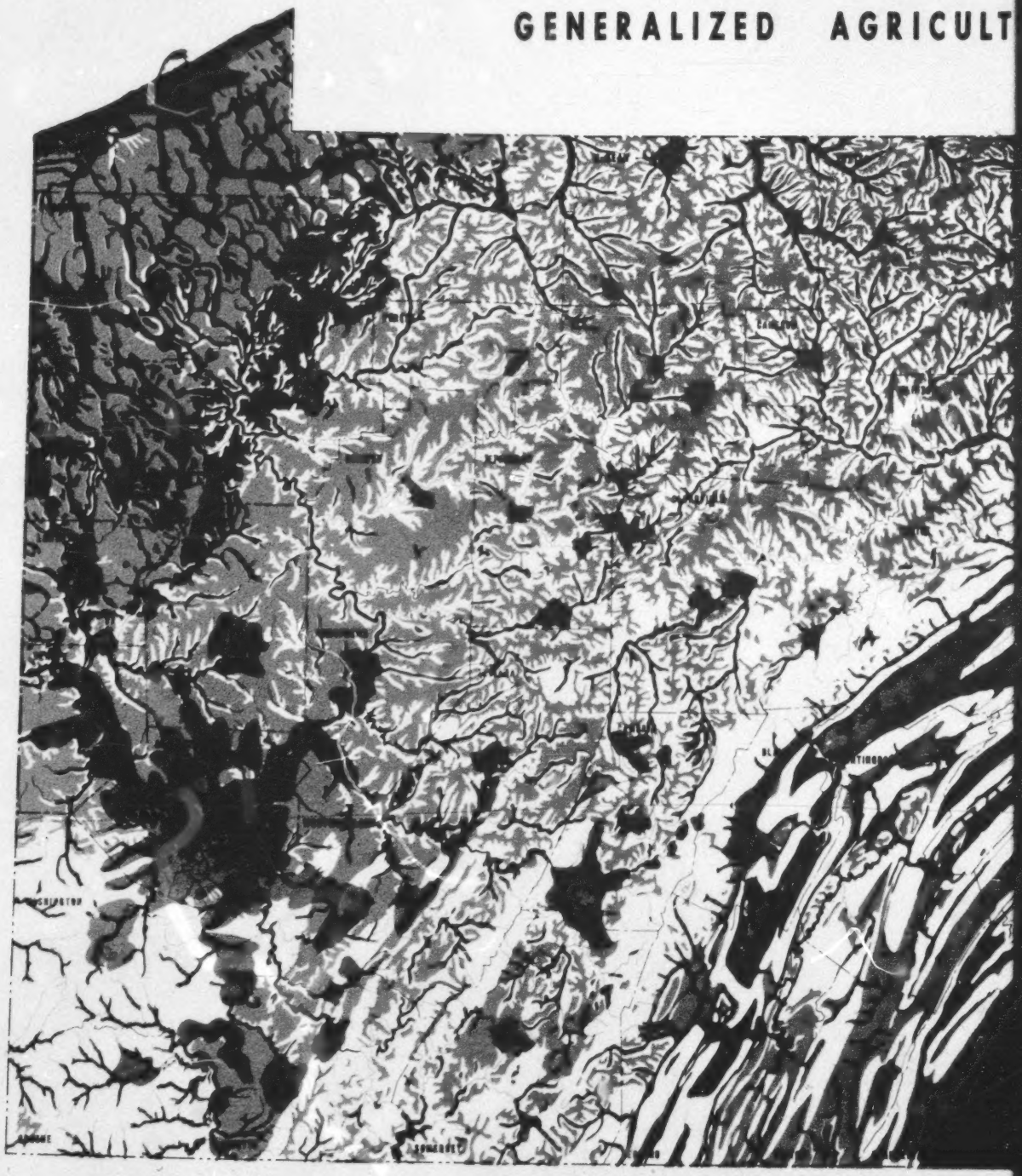
6. Develop a state-wide urbanization policy limiting development to areas where services are planned or developed to provide transportation, schools, sewer and water facilities, etc. Consideration, in all municipalities, to the desirable proportions of land to be used for urban, industrial, agricultural, residential, and public use would help prevent the waste of "in-between" land, hardships on undeveloped property owners "caught in the middle" and high costs of sewer and water installations. This state-wide urbanization policy would also reduce the cost of services such as police and fire protection.

7. Encourage nonagricultural uses of land marginal for agricultural use, for these uses do not require good soils, specific climatic conditions, and abundant water as does agriculture. Most nonagricultural land users can use poorer soils and adapt to conditions. Prime soils covered with concrete or asphalt are lost to agriculture while land in food and fiber production is always available for intensive development in an emergency.

   Incentives should be provided to encourage nonagricultural development of marginal agricultural land. Any additional cost resulting from the adaption of poorer soil for nonagricultural use could be recovered through an initial tax incentive to the developer or by providing grants or low-cost loans to developers. Such costs generally only occur at the time of development and could be easily recovered in this manner. Location of transportation systems, grants for lower-income housing, and rail, water, sewer, electric, and gas services should be available only on marginal land as an incentive to the developer to develop marginal agricultural land.

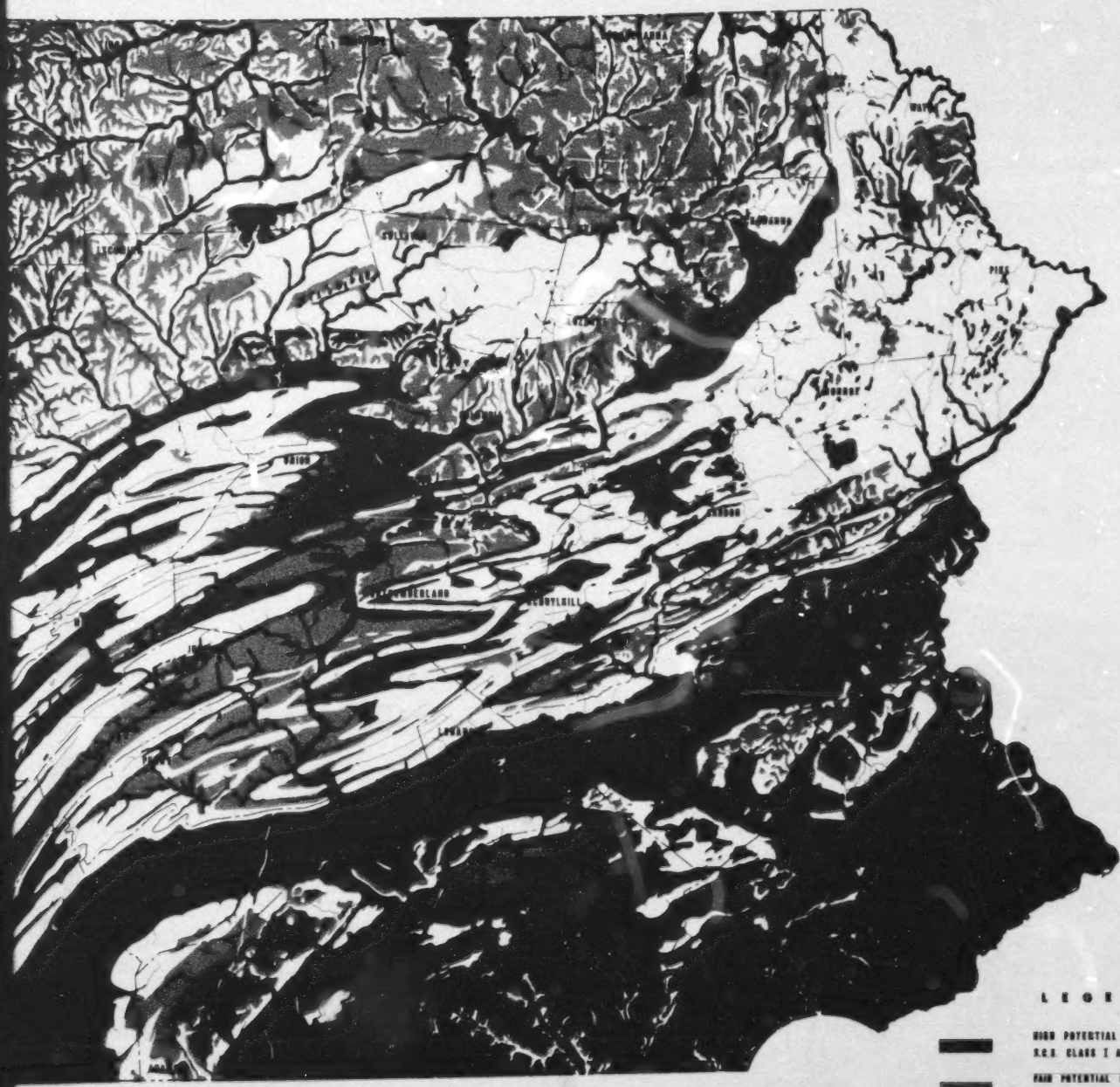
8. Participate in studies to determine the desirable locations for "new towns." Locating these new communities on the less desirable agricultural lands, such as in central and north central Pennsylvania, would not only tend to preserve our large areas of prime agricultural lands in the southeastern part of the state, but it would also stimulate economic development in central and north central Pennsylvania. Job opportunities and economic stability in this region would also alleviate congestion, future slums, and overcrowded housing in more highly developed areas of the state.

GENERALIZED AGRICULT



DATA PROVIDED BY THE U.S. DEPT. OF AGRICULTURE SOIL CONSERVATION SERVICE FOR THE GOVERNOR'S COMMITTEE FOR THE PRESERVATION OF AGRICULTURAL LAND AND THE STATE SOIL AND WATER CONSERVATION COMMISSION

ULTURAL LAND CAPABILITY



LEGEND

HIGH POTENTIAL PRODUCTIVITY
S.C.S. CLASS I AND II

FAIR POTENTIAL PRODUCTIVITY
S.C.S. CLASS III

POOR POTENTIAL PRODUCTIVITY
S.C.S. CLASS IV TO VIII

GENERALIZED URBAN AND
URBANIZING AREAS

9. Direct public agencies to respect existing county and township plans in location of improvements. These existing plans are an important part of the suggested interim plan pending a formal state-wide plan. Local decisions placing priorities on specified land use should be respected by State officials. Social and economic climates of townships and counties may be adversely affected by disregarding local plans.

10. Provide State assistance to county and regional planning commission staffs. For an effective state-wide plan, implemented at the local level and perpetuated by township and county citizens, funds and leadership should be made available to assist those areas needing technical, financial, and educational assistance.

11. Urge use of natural resource oriented people to be a part of planning agencies' staffs. The best interests of everyone can be served through a diversified panel of planners. Pennsylvania's natural resources are basic to any plan. Those trained to care for and develop these resources are best suited to make decisions of long lasting benefit to the Commonwealth.

III. REVISE PUBLIC LAND USE AND ACQUISITION POLICIES.

1. Withhold the Governor's approval of all projects involving State funds until evidence is submitted attesting to the review and giving opinions of the project by local, county, regional, and state planning agencies. The State Planning Board should serve as the "clearing house" for this activity.

2. Regulate the use of eminent domain. Taking of private land should be clearly justified as "in the public interest" before such land is condemned. The following procedures would be helpful:

   a. Hold public hearings, with written notification by registered mail given to each landowner who may be affected and to other interested persons or organizations, prior to project development decisions. This will not only keep the public and involved individuals informed concerning planned projects, but will result in constructive alternative proposals from interested citizens. Local citizens are in a position to know and understand local problems which may be entirely unknown to State agency project developers. Once project decisions have been made, however, it is a waste of time and money to hold "token" public hearings as a formality of law.

   b. Require all agencies or representatives of agencies to abide by all notification requirements prior to entering private property and pay for damages they do to private property during reconnaissance and survey work. Names and addresses of all landowners within a proposed project area may be easily obtained from the county tax assessment office.

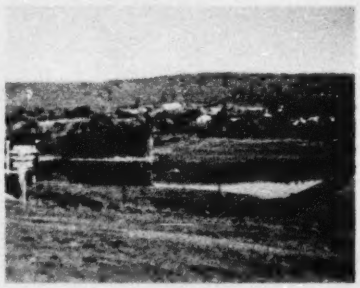
   c. Require the condemnor to share any litigation costs if the property owner is forced into litigation beyond a viewer's hearing in eminent domain proceedings. Extensive legal fees resulting from a contested action by a condemnee places the state in a position using public funds to impose governmental will upon a private citizen. Litigation procedures and time incurred frequently place the condemnee in a position of financial hardship.

3. Improve communications between land acquiring agencies and the landowners of the Commonwealth. Owners of land to be acquired by an agency through eminent domain suffer psychological shock and often social and economic crisis as a result of their relocation. Often these individuals are of an age to preclude starting business from

scratch again. In the case of farmers, particularly, it is usually difficult to locate another farming unit where business can be resumed without a major adjustment.

Failure of agencies to explain plans, unexplained changes in plans, and an unwillingness to at least lend a sympathetic ear have damaged the images of State agencies and cast unfavorable reflections upon State officials as a group.

4. Utilize upstream watershed protection projects, including small dams and a land treatment program, to the fullest extent possible. The use of upstream projects reduces costly siltation, preserves more water over a wider area and provides a more accessible water supply and opportunity for recreation to a larger proportion of our citizens than do the large downstream flood protection projects.



22. Small flood control projects require fewer acres of prime agricultural land than large projects.

23. Make every effort to keep in agricultural use all agricultural lands currently owned by the Commonwealth.

5. Make every effort to keep publicly-owned prime farmlands and forest lands, i.e., institutional lands, game lands, in agricultural use. If such a general policy is followed, this land, in addition to food and fiber production, may be used for experimentation with new crops and products and may serve communities in agricultural or other capacities in a time of natural or man-made disaster.

6. Develop State-owned lands before additional private lands are acquired by the State, particularly in the case of land acquired for recreational purposes. Such land is of minimum value until developed as may be necessary for the public use. A network of undeveloped recreational land represents a potential revenue loss which would accrue to municipalities through taxes and private development. The results of the state-wide survey of private outdoor recreation should be studied and needs determined before governmental funds are used to acquire and develop additional farm and forest lands solely for recreational use.

7. Establish an expanded system of user fees for Commonwealth-owned or managed recreational areas. Individuals should contribute to the maintenance and improvement of facilities in proportion to the amount of use they make of the facilities.

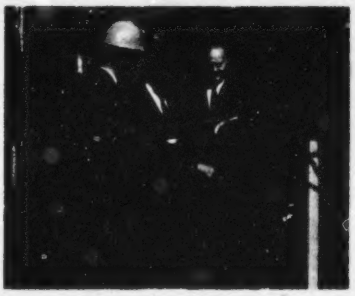
8. Where preserving agricultural land is critical to the needs of agriculture and the local communities, government should have the opportunity to purchase the development rights of any prime agricultural land in cases where a landowner who has decided to sell has received a bona fide offer to purchase his land for nonagricultural uses. In this manner,

the landowner would have the opportunity to receive a price reflecting the fair market value of the land and continue to keep the land in agricultural use.

IV. AUTHORIZE A COMMISSION TO REVIEW AGRICULTURAL LAND CONVERSIONS.

This commission should be an independent commission appointed by the Governor with the advice and consent of the Senate. Impartial decisions in the best interests of the Commonwealth would be impossible under any other type of organization. Members should be chosen who have a broad knowledge of agriculture in Pennsylvania. Members should be selected on a nonpartisan basis and should be representative of all regions of the State.

This commission should be composed of nine members, including five bona fide producers of food and fiber and/or members of other firm agricultural organizations, two members to represent urban interests and two members at large. The members and the commission chairman should be appointed by the Governor for six-year terms (one-third expiring every two years) with each designated appointment subject to advice and consent of the Senate. The commission should meet at least six times per year at the call of the chairman. Members should be paid per diem per scheduled meeting day plus expenses; the commission should be empowered to employ staff.



24. How will this project affect the community? This is the question to be answered by these Soil and Water Conservation Commission members.

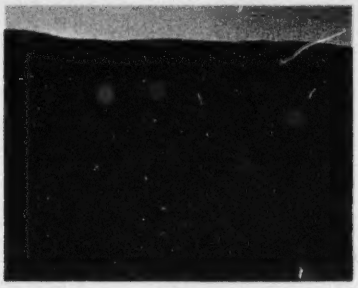
The commission could be created by amending the present Soil and Water Conservation District Law, Act of May 15, 1945, P.L. 217, as amended.

The duties and responsibilities of the commission should include but not be limited to the following:

1. Develop a state agricultural land use plan. A high priority of this commission, with the advice of the State Planning Board and the Pennsylvania Department of Agriculture, should be to develop a State agricultural land use plan. This agricultural land use plan should be developed by using the Generalized Agricultural Land Capability Map as a basis for the plan. Soil and water knowledge of the commission coupled with information available from soil and water conservation districts would provide a strong nucleus for decisions regarding land used for agricultural purposes.

It will also be necessary for a land use transition study to be undertaken. This study would provide all planners with pertinent data, trends, etc., which would facilitate a more meaningful comprehensive State plan. Potential "trouble spots" could be more easily identified and acute problem areas could be listed for priority treatment.

25. Prime land along Lake Erie used for the production of grapes should be included in the State Agricultural Land Use Plan.



26. This fruit producing land in Adams County, a special soil type on rolling topography, should be considered prime agricultural land.

2. Review all proposed conversions of agricultural land to nonagricultural uses and approve all conversions of land acquired by the use of eminent domain. This review and approval would be as follows:

   a. All land acquisitions by an agency of the Commonwealth should be subject to review and approval by the commission. The commission would be in the best position to determine the value of a proposed project in terms of land and water resources for the Commonwealth as a whole.

   b. All land acquisitions by political subdivisions of the State using the power of eminent domain should be subject to review and approval by the commission. The review of long-term land transitions, by the commission, would determine if such land taking were in the best interests of the political subdivision, State, and the individuals involved.

   c. All proposed conversions of agricultural land to nonagricultural purposes should conform to guidelines prepared by the commission. Pertinent advice should be given to the local planning agencies that have submitted the land use plan for review. The value of the commission's knowledge, experience, and collected data could be put to advantageous use through a program of review and advice.

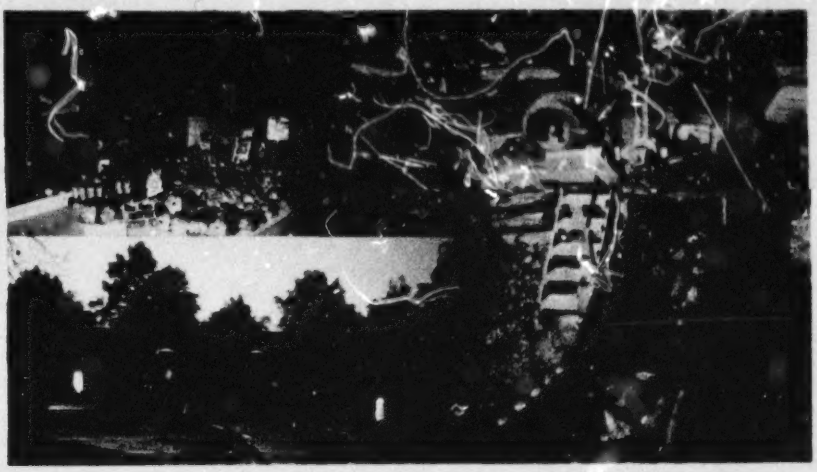
3. Administer the proposed "Pennsylvania Agricultural Land Conservation Plan" program. This proposed method for the preservation of some agricultural land is to be initiated and administered at a local level. However, the program needs to be coordinated and have some State supervision. The details of this program are presented in Appendix B, page 24.

V. STRENGTHEN PENNSYLVANIA'S AGRICULTURAL INDUSTRY.

1. Develop more efficient procedures for marketing Pennsylvania's agricultural products. New agricultural products are now being developed and will continue to be made available for production in Pennsylvania. Today agricultural crops new to Pennsylvania are being adopted by the farmers of the Commonwealth. These new crops, such as nectarines, sugar beets, malt barley, and wine grapes, along with the traditionally grown crops, will demand continued use of our prime agricultural land.

   More than 50 percent of our nation's population is located within 500 miles, and 30 percent of the world's population is within ten hours air travel time, of central Pennsylvania. This huge marketing area needs a large volume of fresh, high quality products.

Today Pennsylvania is producing and should continue to produce commodities for this area.



2. Provide low-cost development loans to agricultural producers. Agricultural production, as a business, is often overlooked by financial advisors and planners. The contribution of agriculture to our economy is generally stable and not subject to rapid reversals, relocations, or many of the other disadvantages common to commercial and industrial interests. Further, the ability of the modern farmer to repay loans and contribute to the general welfare of the community should be considered a strong recommendation and justification for eligibility to receive development loans.

3. Initiate the legislation that is necessary to base farm and forest taxation on land use rather than on the market value of the land. Development inflates the value of adjacent land, demands more municipal services, and results in higher taxes to the landowner even though this adjacent property continues to have the same income producing capability. Once an area surrounding land in agricultural use becomes developed, taxes are so high on this agricultural land that the owner is forced to sell the property for more intensive development.

4. Initiate the legislation that is necessary to require all "open land, farmland, and forest land" owned in the name of the Commonwealth to pay in-lieu-of taxes in an amount equal to that levied upon similar privately-owned land. Local governments depend largely upon tax monies from real estate; public ownership of large blocks of land within a single municipality places additional tax burdens on private property. Many times, inadequate payments by the Commonwealth do not equal revenue derived from private ownership and on some State-owned (recreation) land, no in-lieu-of taxes are paid.

5. Exempt new farm capital improvements from taxes for the first five years. Modernization is a continuing process for agricultural producers, as it is with other businesses. However, agricultural enterprises do not enjoy the same price-setting privileges as other businesses. Also the net return on capital invested in agricultural enterprises is usually much lower. Modernization can benefit the consumer by providing higher quality and lower priced agricultural products. Enactment of this exemption would encourage improvement of agricultural businesses.

6. Defer one-half of the State inheritance tax on related agricultural enterprises if "agricultural land" stays in agricultural use following its transfer in ownership through inheritance. However, this deferred tax plus the going rate of interest should be payable if the land is used for nonagricultural purposes within 15 years. In some areas, particularly with prime soils, inheritance taxes on agricultural enterprises are so high that an heir is forced to sell the property to pay such taxes. Usually this property is withdrawn from agricultural use and the land is lost for food and fiber production.

VI. DEVELOP A STRONG AGRICULTURAL EDUCATIONAL AND PUBLIC RELATIONS PROGRAM.

1. Initiate and carry out a program that will familiarize Pennsylvanians with the great contributions of Pennsylvania agriculture to the general welfare of all Pennsylvanians.

   The Pennsylvania Department of Agriculture, in cooperation with the Cooperative Extension Service, producer groups, and agribusiness, should develop this program. They should also work very closely with local groups to insure their participation in the program. Currently education and publicity programs related to agriculture generally reach only those persons within agriculture and the agribusiness complex. It is important that the public be informed and aware of the significance of a dynamic agriculture to their welfare. Conservation of the Commonwealth's land and water resources must be explained and brought to the attention of everyone. Only with the awareness, participation, and cooperation of the entire community can solutions to Pennsylvania's land use problems be successfully effected.

2. Support the newly enacted program of conservation education included in the curriculum of the Commonwealth's school system. High school counselors should stress the importance of agriculture and agribusiness in their schools. When our younger generation becomes aware of land use problems, including use of land by agricultural interests, they will be better informed to serve themselves, their communities and Pennsylvania in arriving at intelligent decisions affecting land use.

30. Learning about the importance of agriculture should begin early in the school systems.

3. Initiate and promote a program of public analysis and study of land use and soil and water conservation programs. The State Soil and Water Conservation Commission should conduct the program based on the assumption that, while society should have a concern for proper use of all land, individual property rights must be respected. The Commission should solicit participation from all interested individuals and segments of society.

GLOSSARY OF TERMS

APPENDIX A

Agricultural Commodity - Any and all plant and animal products produced in this state for commercial purposes.

Agricultural Land - Land used for the purpose of producing an agricultural commodity including farmsteads, farm lanes and associated land, and land diverted from agricultural commodity production by an active Federal farm program, provided the diverted land has a conservation cover of grasses, legumes, trees, or wildlife shrubs.

Agricultural Land Capability Classifications - A system developed by the Soil Conservation Service of the United States Department of Agriculture to classify land for agricultural use into eight land classes ranging from Class I through VIII. The classification of a particular piece of land depends on its slope, depth, internal drainage, texture of the surface soil, stoniness, organic matter content, flooding hazard and erosion hazard.

Class I . . . . . Soils which have few limitations that restrict their use.

Class II. . . . . Soils which have some limitations that reduce the choice of plants or require moderate conservation practices.

Class III . . . . . Soils which have severe limitations that may reduce the choice of plants or require special conservation practices or both.

Class IV. . . . . Soils which have very severe limitations, that restrict the choice of plants, require very careful management, or both.

Class V. . . . . Soils which have severe limitations that are impractical to remove. Use is limited largely to pasture, woodland or wildlife.

Class VI. . . . . Soils which have severe limitations. Generally unsuited for cultivation. Use is largely limited to pasture, woodland, wildlife, or some recreation.

Class VII . . . . . Soils which have very severe limitations, unsuited for cultivation. Use is largely limited to pasture, woodland, wildlife, or some recreation.

Class VIII . . . . . Soils which have very severe limitations. Use is limited to watershed protection, wildlife, or some recreation.

Conservation - The wise use of our natural resources.

Cropland - Land currently tilled primarily for the production of grain, hay or silage, including cropland harvested, crop failure, summer fallow, idle cropland, cropland in cover crops, or soil improvement crops not harvested or pastured, including land diverted under Federal diversion programs, rotation pasture and cropland being prepared for crops or newly seeded crops. Cropland also includes land used for the production of flowers, vegetables, fruits and nuts.

Ecology - The interrelationship of living organisms and their environment.

Forest Land or Woodland - Land currently stocked by forest trees of any size providing at least 10 percent canopy and capable of producing timber or other wood products, including newly planted areas, and which is primarily held for the production of timber or other wood products.

Land in Farms - A parcel of land primarily devoted to the production of crops and/or the raising of domestic or other livestock.

Municipality - A political subdivision, including townships, having corporate status and the usual powers of self-government.

New Town - "A new town is an independent, relatively self-contained, planned community of a size large enough to support a range of housing types and to provide economic opportunity within its borders for the employment of its residents. It is large enough to support a balanced range of public facilities and social and cultural opportunities. It is surrounded by a greenbelt of open space which serves to relate it directly to the surrounding countryside and to limit its size within a predetermined range regarding both population and area. Within reasonable limits, the proportions of the total area to be used for industrial, commercial, residential, public facilities, and open space are specified during the planning process. The desired density of population overall and its relationship to open space are also provided for. New towns are started on previously undeveloped land and are built by staged development over a period of time. . . There are two principal types of new towns: Independent new towns, which are remote from existing sites; and satellite new towns, which are within the social and economic orbit of an existing metropolitan complex."

Pasture Land - Land currently in grasses or legumes, not in rotation, that is used primarily for grazing by domestic livestock. The land may contain shade trees or scattered timber with less than 10 percent canopy.

Preservation - The saving of natural resources from unwise use.

Preservation of Agricultural Land - The word "preservation" used herein is synonymous with the word "conservation" or the wise-use concept for land maintained for agricultural purposes. However, it is necessary to "save" land before it can "be used wisely."

Prime Agricultural Land - All land which qualifies as Class I or II in the United States Department of Agriculture, Soil Conservation Service Agricultural Land Use Capability Classification System, and that portion of Class III land needed to make a land preservation program workable and other land devoted to special soil-crop situations such as land used in the production of grapes, fruit, nuts, etc..

Recreation Land - Land primarily used and maintained for outdoor recreational uses such as parks, beaches, natural areas, open space areas, monuments, wildlife lands, and water areas for boating, fishing, and swimming.

PENNSYLVANIA
AGRICULTURAL LAND CONSERVATION PLAN

A. Agricultural Use Areas

1. The Board of County Commissioners of any county in the Commonwealth of Pennsylvania shall be empowered to establish agricultural use areas after a public hearing; a hearing must be held if requested by 15 landowners. The boundaries of the agricultural use areas shall be established by the Board of County Commissioners after review by the county consultation group which shall consist of one local representative of each of the following organizations: county planning commission, county Agricultural Extension Service, county soil and water conservation district, Soil Conservation Service, Department of Forests and Waters, Agricultural Stabilization and Conservation Committee, major farm organizations, and any other organization designated by the Board of County Commissioners. These designated agricultural use areas shall be consistent with the county comprehensive land use plan or be included in such a plan when developed.

2. An agricultural use area shall contain not less than 4,000 contiguous acres. The area may include land in two or more counties provided all counties involved simultaneously designate their portion as an agricultural use area.

3. An agricultural use area shall contain not less than 51 percent prime agricultural land.

   For purposes of this plan, prime agricultural land shall mean land that meets the following criteria:

   a. All land which qualifies as Class I or II in the United States Department of Agriculture, Soil Conservation Service, Agricultural Land Use Capability Classification System and that portion of Class III land needed to make the plan workable as determined by the county consultation group indicated in Section I.

   b. Other land devoted to special soil-crop situations such as land used in the production of grapes, fruit, nuts, etc., should also qualify as prime agricultural land.

4. The designation of an agricultural use area and its boundaries shall not take effect until approved by a commission authorized to review agricultural land conversion of the Commonwealth of Pennsylvania.

5. Regulations, ordinances, or other rules applying to the land in an agricultural use area shall be compatible with agricultural use and shall not unduly restrict such use. The existence of nonagricultural uses within the agricultural use area, except those present when the agricultural use area is established, shall not be sufficient grounds for altering this requirement.

B. Contracts

1. The owner of any prime agricultural land within an agricultural use area may enter into a contract, with the county in which the land is located, to limit the use of that land to agricultural uses.

2. Every such contract shall:

   a. Provide for the exclusion of uses other than agricultural or those related to or compatible with agricultural use, for the duration of the contract. "Agricultural use" shall mean the use of land for the purpose of producing plant or animal products for commercial purposes including land in farmsteads, farm lanes, and associated land, and land diverted from agricul-

tural commodity production by an active Federal farm program provided the diverted land has a conservation cover of grasses, legumes, trees, or wildlife shrubs. The board of county commissioners of the county establishing an agricultural use area shall determine "compatible use" according to rules that are uniform throughout the entire agricultural use area. In areas where appropriate, roadside retail sales stands and fruit sorting and packing facilities are examples of compatible uses which might be so designated by the board of county commissioners.

b. Run with the land for period specified.

c. Be divisible in the event the land under contract is divided.

3. Each contract shall be for a term of 10 years. The contract will be renewed automatically annually on January 1 unless 60 days prior written notice by registered mail is given by either the landowner or the county.

4. A contract may be cancelled by mutual agreement of the landowner and the county, and with the concurrence of a commission authorized to review agricultural land conversions, provided however, that no contract may be cancelled if the owners of 51 percent of the contracted acreage in the affected agricultural use area protest such cancellations. Such cancellations would incur no penalties on the landowner.

C. Compensation for Land Under Contract

1. The assessor shall be required to consider only the agricultural use value when assessing land under a full 10-year contract. If the owner cancels a contract and it, therefore, has a remaining term of less than 9 years, the assessor may discontinue the agricultural use value basis of assessment the last 4 years of the contract period. If the county cancels a contract, the assessor shall consider only the agricultural use value when assessing the land until the contract has expired.

2. If the assessed value of any parcel of land is lowered by more than 25 percent due to the land being placed under a contract restricting its use, the State will pay an initial reimbursement to affected school districts and county and local governments equal to two-thirds of the difference between the total real estate tax that would have been levied on the unrestricted assessment and that actually levied on the reduced assessment. This reimbursement will be reduced by one-third of the initial amount each year for the following two years, after which no further reimbursement will be paid.

3. Landowners may receive an annual compensation for providing these services:

a. Allowing hunting on the property. (This program to be administered and financed by the Pennsylvania Game Commission)

b. Allowing fishing on the property. (This program to be administered and financed by the Pennsylvanis Fish Commission)

c. Maintaining watershed protection. (This program to be administered locally from funds obtained from those persons receiving the benefits)

4. The heirs of those landowners who continue to participate in the Pennsylvania Agricultural Land Conservation Plan Program according to the terms of the contract will be eligible for State inheritance tax exemption for land under contract.

5. The Pennsylvania Department of Agriculture may provide an advisory service concerning the availability of farms for sale to prospective purchasers who are bona fide farmers.

6. Special Pennsylvania Industrial Development Authority loans shall be made available to farmers with land under contract in the land use area.

7. The Commonwealth shall provide free trees and/or shrub seedlings to landowners under contract who wish to reforest or revegetate areas of their land under contract.

D. Penalties

1. If land under contract is put to a prohibited use the entire contract shall be immediately cancelled and the owner shall pay a penalty of 5 times the tax paid on the entire contracted property the preceding year.

E. Eminent Domain and Other Acquisition

1. It shall be the policy of all governmental agencies to avoid using contracted agricultural acreage for State or local public improvements in agricultural use areas except as noted in numbers 3 through 7 below.

2. This policy and the procedures listed below shall apply to any agency or "person" authorized to acquire property by eminent domain, whether or not it is proposed to use eminent domain proceedings in a particular instance.

3. When it appears that land in an agricultural use area may be required for public use, the public agency shall notify (in writing by registered mail) the contract owner, a commission authorized to review agricultural land conversions, and the county government administering the agricultural use area, of the intention to consider the location of a public improvement within the agricultural use area. Within 30 days, a commission authorized to review agricultural land conversions and the county government shall send their opinions to the agency who shall consider these opinions in making a final decision. The final decision may be yetoed by a board of county commissioners.

4. Public improvements may not be located in an agricultural use area primarily because of lower cost of acquiring land.

5. An agency shall not acquire prime agricultural land covered under a contract for any public improvement if there is other land within or outside of the agricultural use area on which it is reasonably feasible to locate the public improvement.

6. Prime agricultural land shall not be subject to eminent domain taking by agencies for parks, recreational use or game lands.

7. If a commission authorized to review agricultural land conversions, the owners of 51 percent of the land, and the county government administering the agricultural use area involved, give approval to a public agency acquiring land within the area for a public purpose, the requirements in Section 4 need not apply.

F. Termination of Designated Agricultural Use Area

1. The Board of county commissioners that established an agricultural use area may begin the termination procedures listed below if any one of the following conditions exist:

a. The proportion of prime agricultural land within an agricultural use area is less than 51 percent of the total land area.

b. Less than 1,000 acres within an agricultural use area remain in agricultural use.

2. Procedure

a. The board of county commissioners shall make public announcements and hold a public hearing of their intention to rescind the designation of the specified agricultural use area.

b. The board of county commissioners shall notify the commission authorized to review agricultural land conversions of its intention to rescind the designation of the specified agricultural use area. This notice shall include the reason, or reasons, given in Section 1 above that prompt this action.

c. When the board of county commissioners acts to cancel a contract due to terminating an agricultural land use area, the landowner may nullify such action. In such an event, the contract will remain in effect until it expires due to the owner not renewing the contract.

d. When all contracts in the agricultural use area to be terminated have expired, the board of county commissioners shall rescind the designation of the agricultural use area and the county land use plan shall be revised to reflect this action.

THE COMMITTEE

APPENDIX C

CHAIRMAN

Curtis B. Wachsmuth, Director, Nationwide Insurance Company, Mechanicsburg, Cumberland County

MEMBERS

William H. Ashton, retired State Assemblyman, Edgemont, Chester County
Arthur L. Bennett, General Manager, Armstrong Forest Division of Texas Gulf Sulphur Company, Johnsonburg, Elk County
Gerald A. Biggs, Past President, Pennsylvania Farmers Association, Camp Hill, Cumberland County
George G. Connor, retired Senior Vice-President of Agway, Harrisburg, Dauphin County
Charles B. Forney, Assistant Vice-President, Mid-State Bank, Bellefonte, Centre County
Amos H. Funk, Vegetable Farmer, Millersville, Lancaster County
D. Elmer Hawbaker, State Senator, Mercersburg, Franklin County
Dr. M. E. John, Professor, Department of Agricultural Economics and Rural Sociology, The Pennsylvania State University, Lemont, Centre County
Robert C. Lott, Fruit Farmer, Aspers, Adams County
Dr. Norman F. Reber, Editor, Pennsylvania Farmer Magazine, Harrisburg, Dauphin County
John R. Rodgers, Dairy Farmer, Belleville, Mifflin County
C. Lee Rumberger, retired Vice-President, H. J. Heinz Company, Pittsburgh, Allegheny County
John W. Scott, Past Master, Pennsylvania State Grange and Master of National Grange, Mechanicsburg, Cumberland County
L. H. Skromme, Vice-President for Engineering, New Holland Group, Sperry Rand Corporation, New Holland, Lancaster County
Charles D. Snelling, President, Cryo-Therm, Inc., Allentown, Lehigh County
Charles M. Wolgemuth, Director of Agribusiness, Hershey Estates, Hershey, Dauphin County
David J. Woods, Dairy Farmer, Transfer, Mercer County

ADVISORS

Dr. Leland H. Bull, Secretary, Pennsylvania Department of Agriculture, Harrisburg
Dr. Donald J. Epp, Assistant Professor, Department of Agricultural Economics and Rural Sociology, The Pennsylvania State University, University Park
Charles F. Hess, Director, State Soil and Water Conservation Commission, Harrisburg
James A. Kegel, Chief, Division of Public Information, Pennsylvania Department of Agriculture, Harrisburg
Robert J. Trace, Assistant Attorney General, Pennsylvania Department of Justice, Harrisburg

STAFF - State Soil and Water Conservation Commission

Edgar H. Rits, Program Specialist
Walter B. Loncosky, Field Representative
Richard D. VanNoy, Field Representative

The 18-member committee, representing various conservation and agricultural interests, finance, education, and industry, was appointed on December 18, 1967, by Governor Raymond P. Shafer to make a study of the factors responsible for creating a potential deficit of agricultural land, to define the type of land areas that should be preserved for agricultural uses and to prepare recommendations for an action program to preserve agricultural land used in the production of food and fiber. The committee presented an Interim Report to the Governor on October 7, 1968.

The Committee held 20 meetings and concluded its assignment with the presentation of this report on December 17, 1969, to Governor Shafer.

Much of the investigation of land-use problems by the committee was conducted by seven subcommittees with assistance from a program specialist of the State Soil and Water Conservation Commission. The subcommittees were composed of committee members who had a particular interest or knowledge in the subjects under study; 41 subcommittee meetings were held. The seven subcommittees, their areas of consideration, and their members were as follows:

1. Importance of food and fiber production in Pennsylvania
   a. As part of the National production 50 years from now
   b. As it affects the consumer
   c. As it affects the producer
   d. As it affects the economy of Pennsylvania
   e. Type of farming most practical by areas within the State

   C. Lee Rumberger, chairman; John R. Rodgers; and Dr. M. E. John

2. Value to Pennsylvania for the preservation of agricultural land
   a. Open space conservation
   b. Preserving the tax base, taxes, and incentives
   c. Effects on other industries and public welfare
   d. Economics of land use for agricultural purposes

   Amos H. Funk, chairman; Arthur L. Bennett; L. H. Skromme; and Dr. M. E. John

3. Proper use and treatment of agricultural and related land
   a. Inventory of Pennsylvania land, land classes, and trends in land use
   b. Erosion control needs
   c. Effects of strip mining
   d. Water resources
      1. PL 566 projects
      2. River basins
      3. Irrigation
   e. Conservation of vegetative cover

   David J. Woods, chairman; and William H. Ashton

4. A study of State government structures as they affect agriculture
   a. Other states' activities
   b. A study and follow-up of proposed laws and also legal proceedings regarding land uses during the life of the committee

   D. Elmer Hawbaker, chairman; Robert C. Lott; and Gerald A. Biggs

5. A study of private and public development practices and their economics
   a. Planning and zoning
   b. A study of local, county, and State planning agencies

   Charles D. Snelling, chairman; Charles M. Wolgemuth; Charles B. Forney; C. Lee Rumberger; and George G. Connor

6. Land Acquisition
   a. Eminent domain
   b. Other methods

John W. Scott, chairman; Gerald A. Biggs; George G. Connor; and L. H. Skromme (Curtis B. Wachsmuth and Dr. Norman F. Reber added as of 3/27/69)

7. Public relations and publicity

Dr. Norman F. Reber, chairman; D. Elmer Hawbaker; and John R. Rodgers

Members of the Committee and staff contacted more than 80 agencies and organizations at various levels to gather facts and opinions on the subject. Committee members and staff participated in 88 meetings to explain the committee's work and to determine specific needs and problems concerning a wide range of the Commonwealth's citizens. News articles have appeared in numerous newspapers and magazines throughout the state; 13 programs were presented on 9 television stations across the state.

In order to give Pennsylvanians an opportunity to express their views, a series of twelve public hearings were held in January and February 1969; 1042 people attended the hearings and 258 statements were presented to the Committee.

The dates, locations, number of people at the hearings, and statements presented are as follows:

DATE	LOCATION	PEOPLE AT HEARINGS	STATEMENTS
January 6, 1969	Collegeville	125	29
" 8, "	Gettysburg	86	23
" 10, "	Harrisburg	70	15
" 14, "	Harrisburg	68	20
" 21, "	State College	53	12
" 22, "	Meadville	86	20
" 23, "	Butler	115	23
" 28, "	Sunbury	36	13
" 29, "	Williamsport	72	20
" 30, "	Scranton	84	29
February 12, "	Greensburg	87	20
13, "	Hollidaysburg	160	34

Following a study of plans advanced by other states, a study of the information gathered through the public hearings and by the subcommittees, and an examination of the problem in Pennsylvania, the Committee prepared its recommendations for Governor Shafer.

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(4) - Pennsylvania Statistical Abstract, 1968
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(5) - Water Facts, 1964
U. S. Department of Agriculture, Soil Conservation Service, Pa. - 337

(6) - Waste Water Renovation and Conservation, 1967
The Pennsylvania State University Studies No. 23

PHOTO AND MAP CREDITS

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RAYMOND P. SHAFER, Governor LELAND H. BULL, Secretary of Agriculture